

Kerala Gazette No. 19 dated 11th May 2010.

PART I



GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (Ms.) No. 73/2010/LSGD. *Dated, Thiruvananthapuram, 13th April 2010.*

WHEREAS, the Government have, vide notification issued under G. O. (Ms.) No. 200/87/LAD dated 20th August, 1987 and published in Part I Section iv of the Kerala Gazette No. 40 dated 13th October, 1987 sanctioned the Detailed Town Planning Scheme for Thodupuzha Central Area (East) in Idukki District under Sub-section (3) of Section 12 of the Town Planning Act, 1108 (IV of 1108);

AND WHEREAS, it is required to further vary the said Scheme for the purpose of making the Zoning Regulations compatible to the present development scenario to the extent possible as an immediate measure ;

NOW THEREFORE, in exercise of the powers conferred by clause (a) of Sub-section (2) of Section 13 of the Town Planning Act, 1108 (IV of 1108), the Government of Kerala hereby propose to issue a notification varying the said Town Planning Scheme to the extent required, a draft of which is appended as required, by Rule 71 of the Town Planning Rules, 1113.

Notice is hereby given that the said draft will be taken up for consideration within sixty days from the date of publication of this notification and any person interested in the Scheme may submit in writing his objections and suggestions, if any thereon within the said date. Objections and suggestions in this regard shall be addressed to the District Town Planner, Idukki (on behalf of the Secretary to Government, Local Self Government Department).

DRAFT

In exercise of the powers conferred by clause (a) of Sub-section (2) of Section 13 of the Town Planning Act, 1108 (IV of 1108), the Government of Kerala hereby propose to vary the Detailed Town Planning Scheme for Thodupuzha

Central Area (East) in Idukki District, sanctioned under Sub-section (3) of section 12 of the Town Planning Act 1108 (IV of 1108) and published in Part-I Section iv of the Kerala Gazette No. 40 dated 13th October, 1987 to the extent as indicated below, namely:—

VARIATION

In the said scheme, for 10 (c) under “Reservation of Land and Zoning” the following shall be substituted, namely:—

“Broad Zoning Regulations

1. All future developments shall be in conformity with the provisions of the Detailed Town Planning Scheme for Thodupuzha Central Area, (East).
2. For the implementation and enforcement of the proposals envisaged in the Detailed Town Planning Scheme for Thodupuzha Central Area (East), areas have been zoned under various uses such as residential, commercial, public and semi-public, etc. Details regarding the nature of uses ‘permitted’, uses ‘restricted’ and uses ‘prohibited’ in each zone are given below.
3. “Uses permitted” in a zone cover the uses that can be normally accommodated in the relevant zone. In some cases it may be possible to permit some other uses also which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and spatial locational factors. Such cases, which come under this category, are classified as “Uses Restricted”. “Uses Prohibited” enlists the various objectionable uses in each zone, which shall not be permitted under normal circumstances.
4. Zoning Regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/structures or any other matter specifically mentioned in these regulations.
5. Existing areas and structures of archaeological importance, agricultural and horticulture uses and religious uses may be permitted to continue in all zones.

General Guidelines

- (i) For constructions, reconstructions, additions or alternations of buildings in Residential Zone, Commercial Zone and Mixed Zone:-
 - (a) The maximum permissible coverage shall be 60% or as stipulated in the Kerala Municipality Building Rule, whichever is minimum.
 - (b) The maximum permissible FAR shall be 2.0 or as stipulated in the, Kerala Municipality Building Rule whichever is minimum.
- (ii) Regarding the assessment of permissibility of uses classified under the category ‘Restricted Uses’, the Chief Town Planner may, if required, issue general guidelines from time to time, and such guidelines shall be adhered to by the responsible authorities.
- (iii) In the case of area to be acquired for any uses, which is being proposed in the Detailed Town Planning Scheme, the Chief Town Planner can give concurrence for that area within the conformity of that particular uses subject to the condition that the Municipal Council should give special recommendation stating that acquired area is not required for the special uses. This will not be applicable for any road widening acquisition.
- (iv) Land to a depth of 50 metres in Residential Zone and 75 metres in Commerical, Public and Semi Public and Industrial zones along the sides of roads (public roads) having an existing or proposed width of 12 metres or more, uses permitted in Residential, Commercial and Public and Semi Public Zones may also be permitted by the Secretary of the Local Self Government if such uses are not allowable otherwise in the Zoning Regulations.
- (v) For all purpose of this scheme “Area to be Acquired for Roads” shall be treated as “Area Reserved for Roads”.

ANNEXURE I

Type of non-obnoxious and non-nuisance type of service or Light Industries permissible in Residential Zones

1. Production of Copra.
2. Processing of Arecanut.
3. Rice and Flour Mills.
4. Production of rice, flour etc. by hand pounding.
5. Processing of cardamom, ginger, pepper etc.
6. Production of Khandsari from sugarcane.
7. Carrying and preservation of fruits and production of jam, jelly etc.
8. Processing and preservation of Cashew nuts.
9. Bakeries.
10. Production of Dairy Products.
11. Oil Mills (Vegetables).
12. Extraction of oil by ghani.
13. Manufacture of Hydrogenated oil.
14. Manufacture of “aval”(Beaten rice) appalam.
15. Production of Vinegar.
16. Manufacture of soda, water, lemonade etc.
17. Manufacture of Ice.
18. Manufacture of Ice cream.
19. Processing, packing and distribution of Tea.
20. Processing, grinding, packing and distribution of Coffee.
21. Manufacture of Syrup.
22. Manufacture of Beedi.
23. Manufacture of Cigar.
24. Manufacture of Tobacco snuff.
25. Manufacture of Chewing Tobacco.
26. Cotton ginning, cleaning, pressing etc.
27. Cotton spinning other than in Mills.
28. Cotton spinning and weaving in Mills.

29. Dyeing and Bleaching of cotton.
30. Cotton weaving in power looms.
31. Handloom Weaving.
32. Khadi Weaving in Handloom.
33. Printing of Cotton Textiles.
34. Manufacture of Cotton thread, Rope, Twine etc.
35. Jute Spinning.
36. Manufacture of jute products including repairing of gunny bags.
37. Weaving of silk by handloom.
38. Manufacture of hosiery goods.
39. Making of embroidery products.
40. Tailoring.
41. Manufacture of quilts and mattresses.
42. Manufacture of coir and coir products.
43. Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
44. Repairing of Umbrellas.
45. Manufacture of wooden furniture and fixtures.
46. Manufacture of structural wooden goods such as doors, beams etc.
47. Manufacture of wooden industrial goods such as parts of handloom, ambarcharka, bobbirs etc.
48. Manufacture of wooden utensils, photo frames, toys, etc. and photo framing.
49. Cane industry including baskets, weaving etc.
50. Manufacture of miscellaneous wooden articles such as sticks, sandals, rulers etc.
51. Manufacture of paperboard and paper by hand.
52. Making of paper boxes, bags, envelopes etc.
53. Printing and publishing of newspapers and periodicals.
54. Printing and publishing of books.
55. Miscellaneous printing works including type cutting, book binding.
56. Manufacture and repairing of leather shoes and chappals.

57. Manufacture of leather products such as suitcase, bag etc.
58. Vulcanising and repairing of tyres and tubes.
59. Manufacture of rubber gloves.
60. Manufacture of rubber products such as rubber-sheets, nipples and rubber shoes including smoke-rubber.
61. Manufacture of pharmaceuticals, chemicals, ayurvedic medicine etc.
62. Manufacture of agarbathi and other cosmetics.
63. Manufacture of plastic products such as nameplates etc.
64. Manufacture of lemongrass oil, candles etc.
65. Manufacture of cement products such as well-keros, tube, closets etc.
66. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
67. Manufacture of stonewares.
68. Manufacture of stone images.
69. Manufacture of chinawares and crockery.
70. Manufacture of large containers of chinaware.
71. Manufacture of glass and glass products.
72. Manufacture of clay models.
73. Manufacture of iron and steel furniture.
74. Manufacture and repairing of brass and bell metal products.
75. Manufacture of aluminium utensils and other products.
76. Manufacture of tin cars and copper vessels.
77. Electroplating, tinplating, welding etc.
78. Manufacture of Agricultural implements, screws etc. (blacksmith and foundry)
79. Manufacturing, assembling and repairing of machinery such as water pumps, oil mill chuck etc.
80. Manufacture of small machine tools and machine parts.
81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82. Manufacture of electrical machinery and repairing of electric motors, armature windings etc.
83. Manufacture and repairing of electric fans.

84. Charging and repairing of batteries.
85. Repairing of radios, microphones etc.
86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87. Body building of motor vehicles.
88. Manufacture and repairing of motor engine parts and accessories.
89. Servicing and repairing of motor vehicle.
90. Manufacture of cycles, parts and accessories.
91. Manufacture and repair of boats and barges.
92. Manufacture and repairing of animal-drawn and hand drawn vehicles.
93. Repairing of photographic equipments, spectacles etc.
94. Manufacturing of medical instruments.
95. Repairing of watches and clocks.
96. Manufacture of jewellery.
97. Manufacture, repair and tuning of musical instruments.
98. Manufacture of sports goods, balloons etc.
99. Ivory, carving and ivory works.
100. Miscellaneous industries.

ANNEXURE II

*List of obnoxious or nuisance industries subject to objectionable odours,
fumes effluents or processors to be located in hazardous zones
(Grouped under Indian Standard Industrial Classification)*

- I Manufacture of foodstuff:
 1. Slaughtering, preservation of meat and fish and canning of fish.
- II Manufacture of beverages:
 2. Production of distilled spirits, wines, liquor etc. from alcoholic malt, fruits and malts in distillery and brewery.
 3. Production of country liquor and indigenous liquor such as toddy, liquor from mahua, palm juice.
- III Manufacture of textiles:
 4. Dyeing and bleaching of cotton.
- IV Manufacture of wood and wooden products:

5. Sawing and planning of wood
6. Wood seasoning and creosoting
7. Manufacture of veneer and plywood
8. Paper, pulp and straw board
- V Manufacture of leather and leather products :
 9. Currying, tanning and finishing of hides and skins and preparation of finished leather
- VI Manufacture of rubber, petroleum and coal products :
 10. Manufacture of tyres and tubes
 11. Manufacture of industrial and synthetic rubber
 12. Reclamation of rubber
 13. Production of petroleum, kerosene and other petroleum products in refineries.
 14. Production of chemicals and chemical products.
- VII Manufacture of chemicals and chemical products :
 15. Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, chlorine and bleaching powder manufactures.
 16. Manufacture of dyes, paints, colours and varnishers, printing ink.
 17. Manufacture of fertilizers (specially from organic materials)
 18. Manufacture of disinfectants and insecticides.
 19. Manufacture of ammunition; explosive and fire works.
 20. Manufacture of matches.
- VIII Manufacture of non-metallic mineral products other than petroleum and coal :
 21. Manufacture of cement and cement products.
 22. Manufacture of lime
 23. Manufacture of plaster of paris
- IX Manufacture of basic metals and their products:
 24. Manufacture of iron and steel including smelting, refining rolling and conversion into basic forms

- 25. Manufacture including smelting, refining etc., or nonferrous metals and alloys in basic forms
- 26. Manufacture of armaments
- X. Manufacture of machinery (other than transport) and electrical equipments:
 - 27. Manufacture of all kinds of battery.
- XI Miscellaneous items not covered above:
 - 28. Incineration, reduction or dumping of offal, dead animal's garbage or refuse
 - 29. Manufacture of gelatin and glue
 - 30. Fat, tallow, grease or lard refining of manufacture
 - 31. Bone meal, bone grist and bone powder
 - 32. Manufacture of cashew nut shell oil
 - 33. Other similar types of nuisance industries"

By order of the Governor,

S. M. VIJAYANAND,
Principal Secretary to Government.